

35-27

BK 6591 PG 066

TRANSFER  
TAX  
PAID

WARRANTY DEED  
CORPORATE GRANTOR

023463

KNOW ALL PERSONS BY THESE PRESENTS, That **Pioneer Capital Corporation**, a corporation organized and existing under the laws of the State of Maine and having its principal place of business in the City of Portland, and State of Maine ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration paid by **John P. Jabar, Jr.**, of Waterville, in the County of Kennebec and State of Maine ("Grantee"), the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **John P. Jabar, Jr.**, his heirs and assigns forever, a certain lot or parcel with the buildings thereon located at 510 Kennedy Memorial Drive, Waterville, Kennebec County, Maine and being more particularly described on the attached Exhibit A.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **John P. Jabar, Jr.**, his heirs and assigns, to his and their use and behoof forever.

And the Grantor covenant with the said Grantee, his heirs and assigns, as aforesaid, that it is lawfully seized in fee of the premises, that it is free of all encumbrances; and that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that Grantor, its successors and assigns shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

Meaning and intending to convey and hereby conveying all and the same premises described in a Quitclaim Deed to the Grantor herein dated June 18, 2001 and recorded in the Kennebec County Registry of Deeds at Book 6519, Page 183.

J.P.R.M. ③

35-24

BK6591PG067

**IN WITNESS WHEREOF**, the said Pioneer Capital Corporation has caused this instrument to be signed in its corporate name by Scott Lohmeyer, its President, this 9 day of August, 2001.

**Signed, Sealed and Delivered  
In the Presence of:**

Janice Small

Pioneer Capital Corporation

Scott Lohmeyer  
By: Scott Lohmeyer  
Its: President

STATE OF MAINE  
CUMBERLAND, ss

August 9, 2001

Then personally appeared the above-named Scott Lohmeyer, President of Pioneer Capital Corporation and acknowledged the foregoing instrument to be his free act and deed in his said capacity on behalf of Pioneer Capital Corporation.

Before me,

Janice R. Brodeur  
Notary Public/Attorney at Law

JANICE R. BRODEUR  
Notary Public, Maine

PRINTED NAME:

My Commission Expires December 15, 2002



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BK 6591 PG 068

EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pipe set in the ground at the junction of the east line of the Second Rangeway and the south line of Kennedy Memorial Drive; thence easterly in the south line of said Kennedy Memorial Drive, said line bearing south seventy-six degrees east (S 76° E) sixty-six and nine tenths (66.9) feet, more or less, to an iron pipe driven into the ground; thence deflecting right one hundred twelve degrees forty-four minutes (112° 44') one hundred eighty-four and eight tenths (184.8) feet to an iron pipe; thence deflecting right one hundred nine degrees twenty-nine minutes (109° 29') twenty-four (24) feet to an iron pipe; thence deflecting left ninety degrees twenty-eight minutes (90° 28') one hundred eighteen and seventeen hundredths (118.17) feet to an iron pipe; thence deflecting right ninety degrees four minutes (90° 04') eighty-seven and eight tenths (87.8) feet, more or less, to an iron pipe in the east line of Second Rangeway; thence deflecting right ninety degrees eighteen minutes (90° 18') along the east line of Second Rangeway two hundred forty-seven and nine tenths (247.9) feet, more or less, to an iron pipe in the south line of Kennedy Memorial Drive, to the point of beginning.

The interior angle at the junction of the east line of the Second Rangeway and the south line of Kennedy Memorial Drive being one hundred thirty-two degrees and seven minutes (132° 07').

Excepting and reserving from the above conveyance by the Dead River Company a ten foot right of way westerly of and along the easterly line of the above described property from Kennedy Memorial Drive south one hundred eighty-five (185) feet, more or less.

RECEIVED KENNEBEC SS.

2001 AUG 16 AM 9:00

ATTEST: *Norma Ruth Meier*  
REGISTER OF DEEDS